

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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### AMENDED STAFF REPORT

**P.A.S.:** Street and Alley Vacation #02019

**DATE:** February 26, 2003

**SCHEDULED PLANNING COMMISSION MEETING:**

**DATE:** January 8, 2003

**DEFERRED TO PLANNING COMMISSION MEETING:**

**DATE:** January 22, 2003

**DEFERRED TO PLANNING COMMISSION MEETING:**

**DATE:** March 19, 2003

**PROPOSAL:** Vacate the east-west alley, west from South 16<sup>th</sup> Street to the east line of the north-south alley in Block 6, C.C. Burr's Subdivision.

**LAND AREA:** 2,948 square feet, more or less.

**CONCLUSION:** Applicant is in the process of exploring other options to meet their needs. Currently, Applicant is working with Public Works to determine the possibility of creating a paving district in order to pave this alley. As of the date of this report, the application for this paving district has not been presented to the SAR committee for consideration.

**RECOMMENDATION:**

Place on Pending

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** The East-West Alley, between South 16<sup>th</sup> Street and the North-South Alley in Block 6, C. C. Burr's Subdivision.

**LOCATION:** Approximately South 16<sup>th</sup> and South Streets.

**APPLICANT:** Houses of Hope of Nebraska, Inc.  
2015 South 16<sup>th</sup> Street  
Lincoln, NE 68502  
435-3165

**OWNER:** Same as Applicant

**CONTACT:** Jason Conrad, Executive Director  
2015 South 16<sup>th</sup> Street  
Lincoln, NE 68502  
435-3165

**SURROUNDING LAND USE AND ZONING:**

North:	Group Home	R-5 Residential
South:	Group Home	R-5 Residential
East:	Single-Family Residential	R-5 Residential
West:	Single-Family Residential	R-5 Residential

**HISTORY:**

Feb 2003 As of February 28, Public Works is in the process of submitting the request to the assessment committee. Public Works cannot say how much more time will be necessary to complete the process.

Jan 2003 Petition to vacate is presented to the Planning Commission on January 22. Applicant requests a deferral until March 19 so they may have enough time to determine if an assessment district is feasible.

Jan 2003 Applicant submits a request on January 16 to the City Clerk to have the alley paved through an assessment district. The City Clerk forwards the request to Public Works on January 27.

Jan 2003 Petition to vacate is presented to Planning Commission on January 8. Applicant requests a deferral until Jan. 22, 2003, so that Applicant may investigate alternative solutions to their needs.

Oct 2002 Applicant files an informal Petition to vacate this alley.

May 1979 Prior to the 1979 zoning update, this property was zoned C Multiple-Family Dwelling. The update changed the zoning to R-5 Residential.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Comprehensive Plan contemplates this property to remain Urban Residential.

Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents. (F 18)

Overall Guiding Principles:

Transit, pedestrian, and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile. (F 66)

Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling and provide multiple connections within and between neighborhoods. (F 66)

Guiding Principles for Existing Neighborhoods:

Maintain existing pattern of streets. (F 69)

Neighborhoods, activity and employment centers, rural communities, and open lands will be connected by a continuous network of public ways. (F 87)

The concept of balance also applies to methods of transportation. While the system must function well for motor vehicles, it should also establish public transportation, bicycling, and walking as realistic alternatives now and in the future. (F 87)

The sidewalk system should be complete and without gaps. (F89)

Pedestrians should be able to walk in a direct path to destinations like transit stops, schools, parks, and commercial and mixed-use activity centers. (F 90)

**UTILITIES:** The Lincoln Electric System has existing overhead facilities in the alley.

**TRAFFIC ANALYSIS:** According to the 2025 Comprehensive Plan, the current and future classification of South 16<sup>th</sup> Street is Minor Arterial. (E 49, F105).

**PUBLIC SERVICE:** Prescott Elementary School is located 4 blocks east of this property, on South 20<sup>th</sup> Street.

**ANALYSIS:**

1. This is an application to vacate the east-west alley, west from South 16<sup>th</sup> Street to the east line of the north-south alley in Block 6, C. C. Burr's Subdivision.
2. Applicant currently owns both of the lots adjacent to this alley. Applicant is willing to purchase the entire width of the right-of-way if vacated. Applicant intends to use the right-of-way if vacated as a parking lot. Applicant intends to pave this parking lot for easy maintenance.
3. There are existing LES utilities in this alley. Therefore, a permanent easement over the entire area has been requested by LES.
4. There is an existing paved alley return. Public Works will require Applicant to apply for a commercial curb cut, or remove the return and reconstruct curb and gutter in South 16<sup>th</sup> Street.
5. The length of this block will be increased upon approval of this vacation to approximately 1,093.8 feet. This length exceeds the maximum pedestrian block length of 1,000 feet (LMC §26.23.125), but does not exceed the maximum street block length of 1,320 feet (LMC §26.23.130).
6. A commercial center is located east of this alley, across South 16<sup>th</sup> Street. This alley provides vehicular and pedestrian access to these businesses for residents to the west.

7. Applicant and the Planning Department have agreed to defer this item twice. Applicant has been investigating the feasibility of alternative solutions to their needs. As of the date of this report, Applicant is still in the process of working with the Public Works Department to evaluate the possibility of a paving district.
8. As of the date of this report, the application for this paving district has not been presented to the SAR committee for consideration. Therefore, the Planning Department is requesting to place this item on Pending.
9. Applicant agrees with placing this item on Pending. A letter from Applicant stating such is attached.

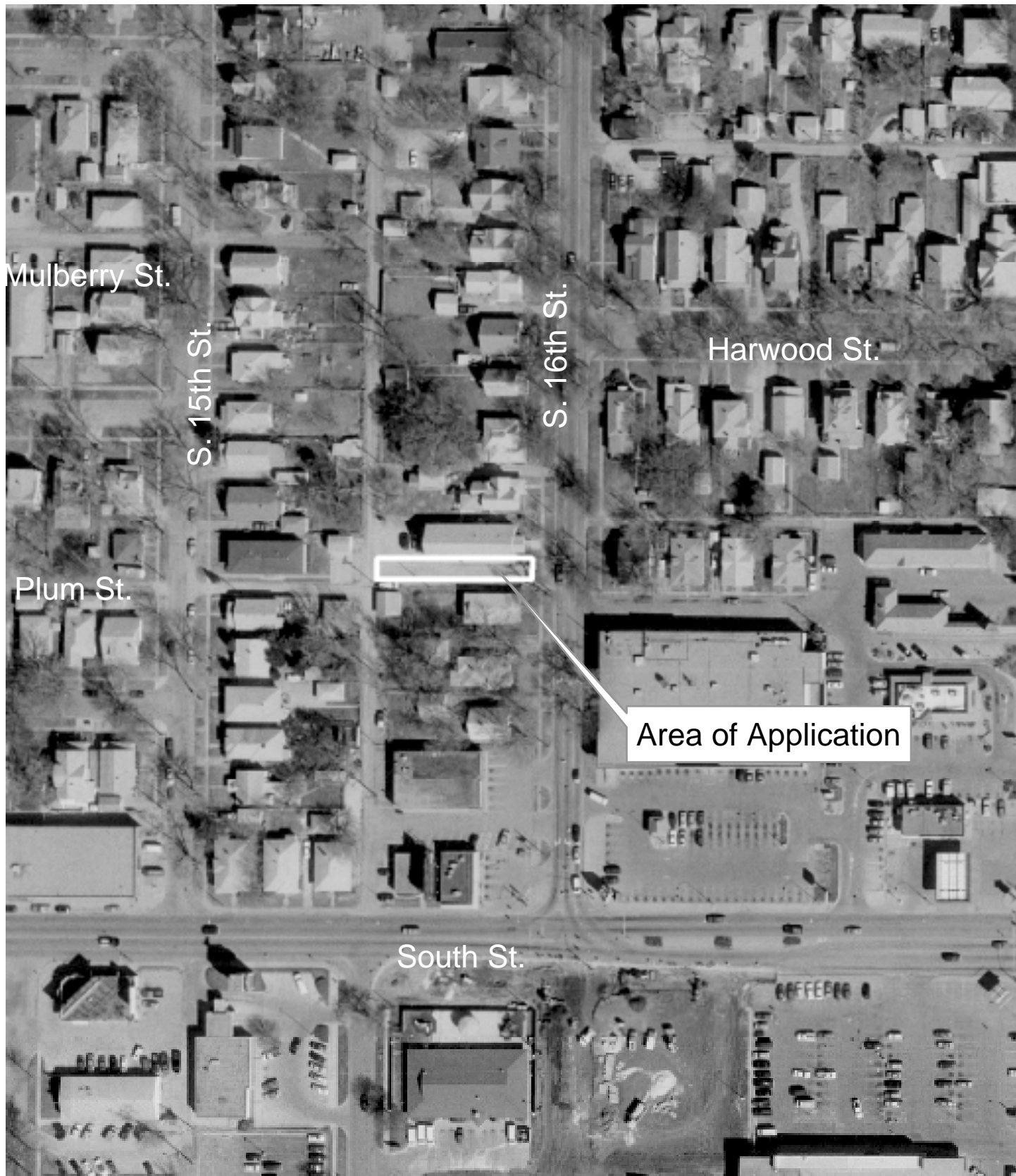
**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL  
AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 The provisions of LMC chapter 14.20 must be met.
- 1.2 A permanent public easement should be established over the entire vacated area for existing public facilities and vehicular and pedestrian traffic.

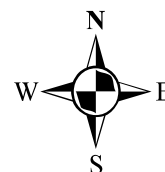
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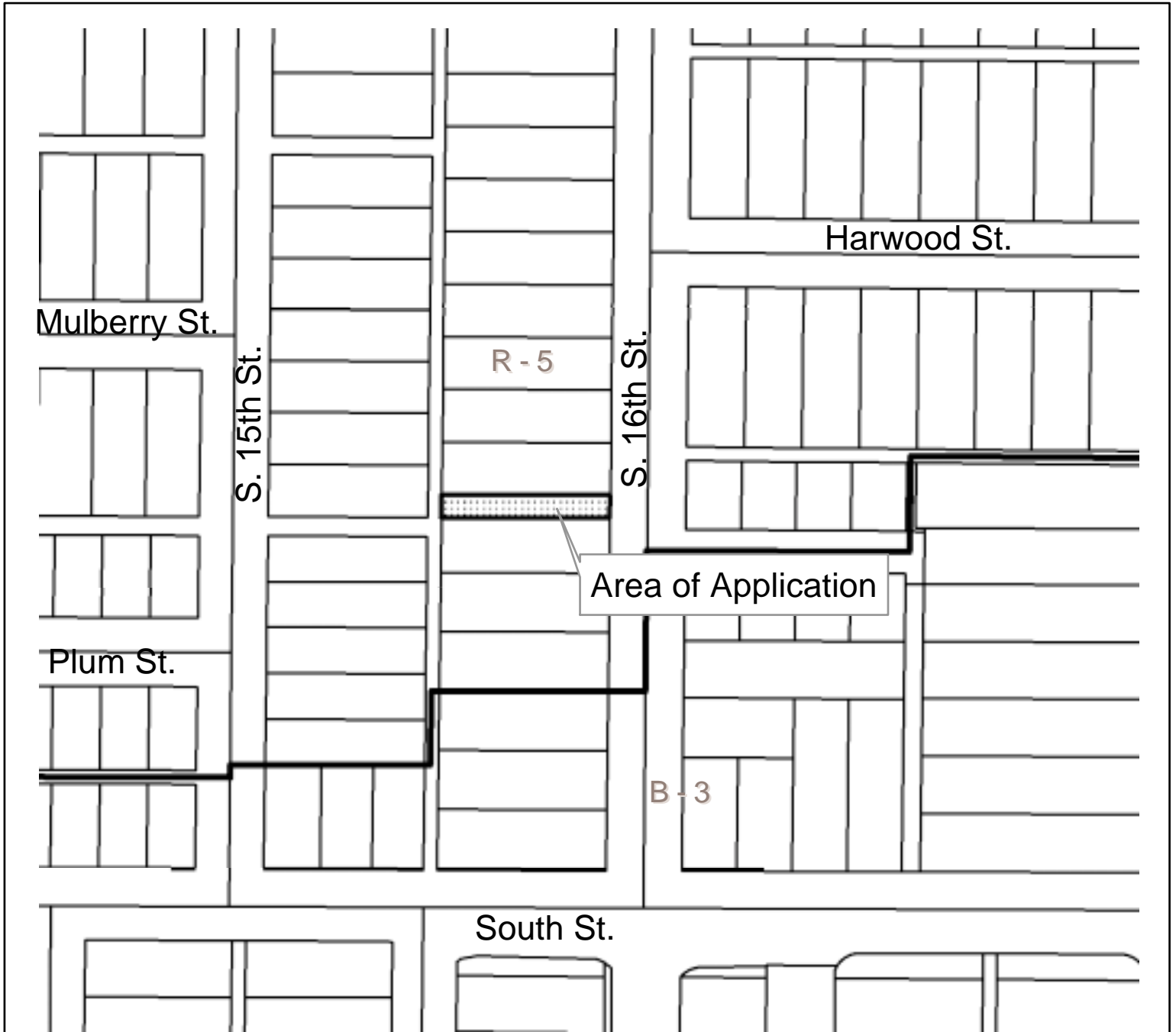
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Greg Czaplewski  
Planner



**Street & Alley Vacation #02019**  
**S. 16th & South St.**





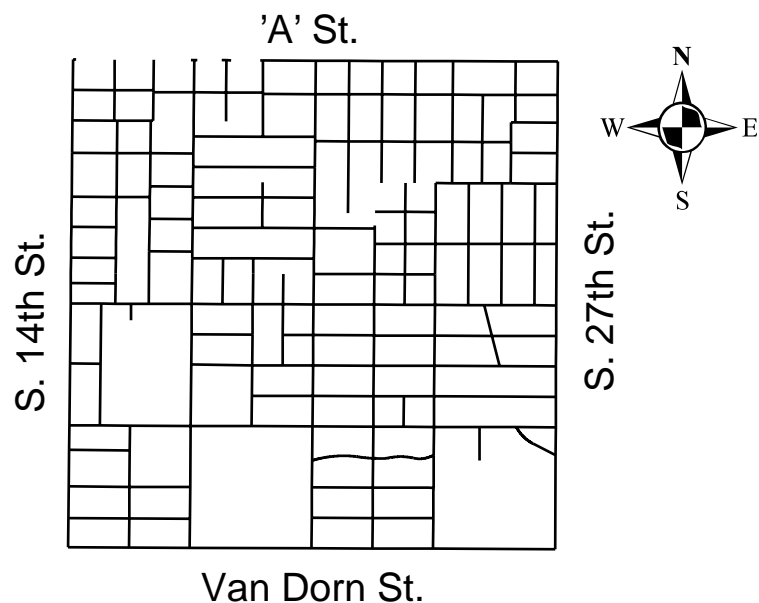
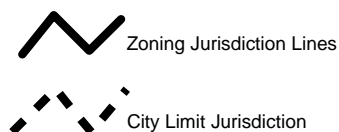
## Street & Alley Vacation #02019

### S. 16th & South St.

#### Zoning:

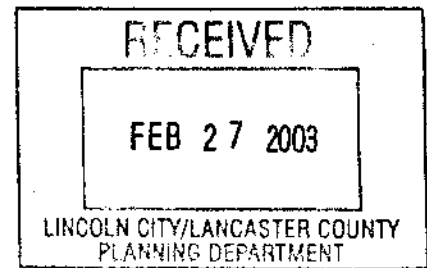
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 36 T10N R6E





Houses of Hope  
Of Nebraska, Inc.  
*Helping People Find A Better Way To Live.*



February 26, 2003

Greg Czaplewski  
Planning Department  
City-County Building  
555 S 10<sup>th</sup> Street, Room 213  
Lincoln NE 68508

**RE: Street and Alley Vacation – No. 02019**

Dear Greg,

Here's the latest.

Houses of Hope initiated contact with Joan Ross on January 16, 2003 to request creation of a paving district on the alley cited above. You and Elmer Cole were provided a copy of that letter to make you aware of our request of the City Clerk's office. To date, we have not had any response from the City Clerk's office regarding that request.

Since Houses of Hope has not heard anything from Ms. Ross, I would request that you put our alley vacation request on "pending" status until we hear about the paving district decision.

I appreciate all of your patience and assistance as we pursue our options.

Sincerely,

Jason Conrad  
Executive Director